

MINUTES OF COLEBY PARISH COUNCIL MEETING

Held at The Village Hall on Tuesday 4th March 2025 at 7.30pm

20.45 Declarations of Interest: None

20.46 Present: Councillor Harriet Earnshaw (Chair), Councillor Theresa Brewer, Councillor Andrew Long, District Councillor Matthew Cooper, Sue Makinson-Sanders (Clerk). District Councillor Lance Pennell and County Councillor Ian Carrington arrived late due to earlier Planning Meeting

Apologies: Councillor Robert Hall (another meeting) Councillor Alan Vivian (prior appointment) Councillor Quent Stott (away) Councillor Jens Pedersen (late apologies)

20.47 Approval of Minutes 7th January 2025: **Approved** by all Councillors present.

20.48 Clerk's Reports: For Discussion and Noting Item c) brought forward by agreement of all Councillors.

c) Neighbourhood Plan Update: Steve Kemp of Open Plan updated the Parish Council and residents present on the current position. The 1st stage of modifications to the Neighbourhood Plan which has been in place since 2017 have now been completed. It had been agreed that North Kesteven District Council would have first sight of the modified plan before it goes out to consultation to ensure that it aligns with the revised Central Lincolnshire Local Plan. North Kesteven District Council has now commented on the proposed modifications and have picked up on minor points such as typos etc. There is some revision needed on the wording of the policy about housing to bring this into line with the Central Lincolnshire Local Plan. Steve will prepare the appropriate policy wording for approval. The revised plan will then go out to consultation and once all comments are in and any amendments made this will be formally submitted to North Kesteven District Council for approval. The grant from the government to cover the costs of the Neighbourhood Plan must be spent by the end of March. There will be no grant money available then until July but the consultation will be underway by then and the work will have been completed so there is a minimal amount to be done should further grant monies not become available. Once submitted to North Kesteven District Council they will put it out for consultation and if and it may have to go to the Independent Examiner.

20.49 Public Forum: A resident enquired about the dog waste bin on the corner of Far Lane. The clerk confirmed that this had been removed as it was broken and that a replacement bin has been ordered with a delivery date of the 21 March.

Councillor Long updated the residents present on the current situation regarding the Tempest Arms. He is a shareholder in the Coleby Pub Company which bought the pub from the brewery and arranged a 10 year lease with the landlady Tracy Smith. The company and the landlady have come to an agreement and Tracy will be leaving the Tempest on the 30 March. New tenants will be starting on the 31 March and as Tracy is aware the new tenants are Georgie Renshaw and Jason Young. Solicitors have been instructed to deal with the new lease. The shareholders wish to retain control of the pub for the benefit of the village.

Residents of Far Lane enquired whether there was anything which could be done about the state of the lane, the fencing and general appearance of the Bell Inn. Did the Parish Council know if the strip of land running along the road edge on the southern side belonged to the bell or

whether this was part of the highway. If part of the highway they would be happy to clear it to improve the appearance. Could the Parish Council ask for the owners to improve the appearance. They have lived with the mess for 9 years and it is becoming intolerable. There is someone living there in blatant breach of the planning permissions. The Land Registry plan shows that the strip along the edge of the road does not belong to the Bell but these are not always accurate. The house near the Bell remains unoccupied and is starting to look disreputable with rotting windows. This has never been lived in. Councillor Long did not think the District Council would issue a repair notice due to the cost implications. Councillor Brewer suggested that the residents all write to the District Council and the Parish Council would endorse this. The Appeal is still awaiting a decision date.

A resident raised the issue of the proposed Battery storage facility on Hill Rise Coleby. This will be covered later in the agenda.

20.50 Clerk's Reports: For Discussion and Noting:

a) Parish Council Appointment of Auditor: Councillors **approved** appointment of Andrea Smith, the Waddington parish Clerk, as auditor.

b) Sustainability: Councillor Earnshaw stated that the village has fantastic facilities and a great community but wanted to know whether the Parish Council had a role to play in ensuring the sustainability of the village in various areas. The school is struggling for numbers which results in lower funding, Navenby and Waddington primary schools are full so maybe there is something the Parish Council can do to promote the school. There are welfare needs in the village with some people feeling isolated. Perhaps there could be some social visiting. There is the library/coffee morning and an afternoon tea. Councillor Long indicated that the pub may be open longer hours. On the school issue Councillor Long pointed out that there is a new head and the school is now part of an academy so it would be a good time for the Parish Council to rebuild the relationship with the school. Connectivity was also an issue which came up with the Neighbourhood Plan discussions. Perhaps it would be possible to find someone in the village with some knowledge on this. Councillors **approved** a suggestion that Councillor Earnshaw talk to villagers.

d) Central Lincolnshire Authority Wide Design Code Consultation 26 Feb – 9 April 2025:

Stee Kemp explained to residents that all Local Authorities are being encouraged by government to have a design code. In an area as large as Central Lincolnshire that is not easy but that the proposal is to have some basic design principles that can be a fall back in planning matters. The public can comment on the proposed Design Code. Clerk to send details out to residents.

e) Safety of Lithium -ion batteries campaign: It was not clear who was running this campaign and councillors agreed not to support.

f) Solar Developments- Fosse green Energy/Springwell/Navenby Sub Station: All residents have received an invitation to attend public events about a proposed Battery Storage Facility located on land the south of Hill Rise Coleby. This is a pre planning application consultation. The developers have been talking to the planners at North Kesteven District Council for some time, in addition there is the Leoda Solar Farm at Brant Broughton, Leadenham and Welbourn also to consider. The consultation for the Leoda Solar Farm ends on the 6 March and residents were encouraged to comment on that proposal. On all these developments the developers

consult with the planners before consulting with the public and then submitting their formal planning applications. This is provided for in legislation. Following consultation Nat Power will submit a formal planning application to North Kesteven District Council who will determine the application. It could be subject to appeal to the Secretary of State if refused. The solar farms are determined by the Secretary of State. Residents wanted to know why this valley and location. It would appear that it has been chosen because of ease to connect into the grid system via already existing pylons and its proximity to solar farms and the Navenby substation. Councillor Long pointed out that there is case law requiring an Alternative Site Assessment to be carried out. Containment or the lack of it was a concern as was the impact to the landscape and wildlife particularly as this is an area of Great Landscape Value. Residents felt that the facility would be far less obvious if it were sited on the Heath rather than on the flat area below the ridge where the villages will be looking down on it. Noise will also be an issue from the cooling fans. Concern was voiced over the safety of the lithium-ion batteries with their risk of overheating and setting fire. There are two types of battery lithium-ion and ion-phosphate, One type is safer and cheaper than the other. The implications of the development should be made known. All these developments are connected and should be considered as such. There are two further solar parks in the offing at Caythorpe and Branston. The Parish Council will respond to this application. As many residents as possible should attend the public events and comment and the Parish Council will call a meeting of residents after the public events held by Nat Power to determine a strategy.

g) Parking Rectory Road: A resident has raised the issue of parking on Rectory Road especially close to the crossroads with Far Lane, Church Lane and High Street. Arrangements being made to meet with the school to discuss.

h) Dog Waste Bins: The dog waste bin at Far Lane was broken and has been removed. A replacement bin has been ordered with a delivery date of the 21 March.

i) Tree Works Blind Lane Green/National Grid Tree works: The highways department of Lincolnshire County Council have removed three trees on Blind Lane Green. National Grid is to trim the trees in the village to clear the power lines. Councillors **approved** these works on condition that they are trimmed sympathetically.

j) Grass Cutting: Councillors **approved** renewal of the annual agreement with Lincolnshire County Council whereby the Parish Council cuts the verges in the village in return for a contribution towards the costs.

k) 80th Anniversary of end of WW11: Councillors suggested that a working party be created to put together some event.

l) Parking/destruction of grass verges on High Street and Dovecote Lane: Highways have repaired the verge on High Street although this is already being eroded. The clerk has requested a meeting on site with the highways manager.

20.51 Finance Report:

a) Payments to be made:

Item	Payee	Amount	Vat	Total
Coleby Village Hall Hire	Coleby Village Hall Committee	£28.00	0.00	£28.00

Litter Picking Dec 2024	D West (Macy)	£30.00	0.00	£30.00
Litter Picking Jan 2025	D West (Macy)	£30.00	0.00	£30.00
Litter Picking Feb 2025	D West (Macy)	£30.00	0.00	£30.00
Litter Picking Mar 2025	D West (Macy)	£30.00	0.00	£30.00
Litter Picking April 2025	D West (Macy)	£30.00	0.00	£30.00
Clerk's Salary Mar 2025	S Makinson-Sanders	£349.70	0.00	£349.70
Clerk's Salary April 2025	S Makinson-Sanders	£349.70	0.00	£349.70
Broxap Dog Waste Bin	Broxap	£220.00	44.00	£264.00
Tree Felling Far Lane Cemetery	Maple Services	£300.00	00.00	£300.00
Garden Bins x 2 renewal for Cemeteries	North Kesteven District Council	£90.00	00.00	£90.00

b) Payments Received:

Contribution to Cemetery Wall Repair G & C Brown	£1058.00
Wayleave Electricity Pole Lowfields Cemetery	£ 8.31
Burial Fees Eileen Knowles	£ 75.00

c) Payments due: VAT Reclaim due in April currently £1570.59

d) Balance held at Co-Operative Bank as at 4 March 2025 **£11695.22**

Payments **approved**..... 4th March 2025

20.52 Planning:

- a) The Bell Inn Far Lane Coleby- Pending decision on appeal against Enforcement Notice
- b) Planning Application Boundary Wall Coleby School - approved
- c) Tree Works Harvest Cottage Church Lane Coleby- approved
- d) Tree Works The Lodge Grantham Road - approved
- e) Tree Works Application The Lodge Grantham Road TPO -approved
- f) Planning Application Erection oof 1.9m wall and sliding driveway gates 9 &10 Avenue Villas Grantham Road (part retrospective) – pending
- g) Application to Discharge Condition 3 of Planning Permission 4 Chestnut Paddock - pending

20.53 Police Reports:

- a) Police – PCSO Sarah Lingard has returned as the village PCSO. Nothing to report
- b) Neighbourhood Watch: Usual scam warnings being received and notified to residents.

20.54 County & District Councillor Reports: District Councillor Matthew Cooper reported that District Councillor Leigh Sanders had suffered a mild heart attack but was on the mend. Council Tax is to rise by 2.61% which equates to less than 10p per week. If we do anything fir the 80th Anniversary of the end of WW11 please let NKDC Know. There is a Bi-Election in Bracebridge Heath this month. North Kesteven is one of the District Councils involved in the discussions for the appointment of a Mayor of Greater Lincolnshire. Election is 1 May.

20.55 Cemeteries:

- a) Lowfields Cemetery: Councillors **approved** the memorial stone for William Alvin Bradford
- b) Far Lane Cemetery: The cypress tree has been felled. Councillors **approved** the payment of £300 to Maples Services

20.56 District and County Councillor Reports: County Councillor Ian Carrington and District Councillor Lance Pennell arrived late because of an NKDC planning meeting. County Councillor Carrington and District Councillor Pennell answered questions raised by residents attending the meeting. There is no Planning Application submitted for the Nat Power Brant Project. This application will be decided locally by North Kesteven District Council. There is a process to be gone through with Public Consultation preparatory to a planning application. This project is for a site of 35 hectares. Coleby Village itself is 14 hectares. The outcome of the Planning Application will be dealt with on planning terms. The Secretary of State is the person who signs off the solar park developments if they are large enough and will do so on the Fosse Green Energy, Springfield and Leoda Projects. Councillor Carrington advised the importance of having a Plan B in the event that approval is given. Anyone can comment on the proposal District Councillor Lance Pennell advised there will be no detailed information on the website until the 13 March when the Public Consultation begins. Pre – application discussions between the developer and planning officers are encouraged by government. Councillor Long asked Councillor Pennell about the legal requirement for an Alternative Site Assessment to be carried out. The reason for choice of location would appear to be the Fosse Green Energy development and access to the grid connection but that is not known for certain. Each individual application is considered on its own merits, but cumulative impact is important. MP Caroline Johnson has raised the issue of loss of food producing land and industrialisation of the countryside again following 2 debates held on this issue previously at her request. There is no Planning Application in yet for Navenby Substation. If when it is considered and if it is not approved, the National Grid have an obligation to find an alternative site. The area is an Area of Great Landscape Value (Landscape Character Assessment). District Councillor Pennell advised that questions relating to the heat raised by the site and the noise are questions that should be put to the developers.

20.57 Reports from Village Organisations:

a) All Saints Church – There is still no vicar, and it is unlikely that the Parish will have a vicar of its own in the future. There will be a Songs of Praise on the 11 May in church and Lesley Smith will be presenting Peggy Knight in church on the 14 May. Tickets will be advertised and on sale soon.

b) Village Hall – AGM is on the 11 March at 7.30pm. Autumn Party will be on the 4 October.

c) Coleby School – Report received and read out at meeting.

11. Correspondence: None

Date of Next Meeting: APM AM and PCM 6th May 2025 7.00pm

Sue Makinson-Sanders

Clerk to Coleby Parish Council

Tel: 01522 810509

Email: colebyparishclerk@googlemail.com